

MINUTES OF MEETING

Scarborough Community Heritage Preservation Panel (Municipal Heritage Committee)

held at the Scarborough Archives
Tuesday, February 12th, 2019

Present: Rick Schofield Patrick Wong Don Allen
Matthew Gregor Sandy Grigg Carole Whelan
Bob Saunders

Due to snow issues, transportation for some was difficult and there being no quorum,
those present met as Committee of the Whole.
The minutes were later reviewed and ratified by all committee members.

1. Minutes of the Previous Meeting

S-190201

BE IT RESOLVED

"That the minutes of the previous meeting be approved."

Minutes had been previously circulated.

The proposed meeting date of November 13th was postponed and by agreement was changed to
December 11th

(Patrick Wong, Don Allen) Carried

2.1 Chairman's Report on Pending Items:

S-190202 The Chairman reported that he had not received any further communication from staff on the seven letters sent in September.

1. Errors on the City Register of heritage properties
2. Lily Cup site commemoration,
3. Harris/White property issues @ 33 Murray Ave.,
4. Midland Park HCD proposal,
5. Simeon/Russell Reesor property @ 18 Reesor Road,
6. Missing material on Dunker's Flow (lakeshore) and
the Birch Cliff Plaza @ 1664-1680 Kingston Road,
7. Five properties currently vacant and threatened and/or vandalized.
 - (i) Underwood brick dwelling @ 5933 Steeles Avenue
 - (ii) Stonehouse (family) Regency cottage @ 5951 Steeles Avenue
 - (iii) Stinson's building @ 171 Midland Avenue
 - (iv) former Eastville Radar Station @ 1 Eastville Avenue
 - (v) Highland Creek Lawn Bowling club house @ 4672 Kingston Road

An email from the Preservation Manager indicated the letters had been received and items distributed to staff to investigate. It appears that staff continue to be overworked and the need for additional preservation staff is quite apparent.

Item # 3, the Harris/White recommendation to designate, has been completed but an objection filed. As a result the matter was sent to the Conservation Review Board and the response received back in July. The entire issue was recently dealt with, in camera, by the Preservation Board, and hopefully, designation can now proceed. Since then, the property has been sold.

Difficulties resolving issues with Item # 7 (iii), the former Stinson building, have primarily been a lack of cooperating from the owner who has now put the property up for sale.

Difficulties with Items 7 (i) and & 7 (ii) appear to be a result of the property developer going bankrupt. Any new ownership needs to be updated on the need to deal with these two heritage buildings which have been vacant for many years and are not holding up to the weather.

ACTION: Preservation staff

2.2 Chairman's Report on Other Pending Items - Summary

S-190203 The Committee reviewed the list of major pending items, including the threatened sites:

<u>Motion</u>	<u>Action Requested</u>	<u>Site</u>
S-180902 - staff to comment -		Lily Cup commemoration
S-180903 - Council review -		L'Amoreaux dwelling @3315 Midland Ave.
S-180908 - Ont. Gov't property		Menno Reesor property @6467 Steeles Ave.
S-180909 - staff to comment -		former TD bank @ 1448 Kingston Rd
S-180913 - Ont. Gov't property		Hamill House @6545 Steeles Ave. (vacant)
S-180914 - staff to comment -		Animal Shelter @821 Progress Ave.
S-180917 - staff backlog-		Sunningdale dwelling @33 Presley Ave. (file listed as complete)
S-180918 - staff backlog-		Cornell dwelling @ 19 Parkcrest (file listed by staff as complete)
S-180919 - staff backlog-		Dunker's Flow
S-180924 - staff to comment -		Birch Cliff plaza
S-180925 - staff to comment -		Heritage Register errors
S-180927 - staff to comment -		Plaque for former GEC Co Munitions plant

BE IT RESOLVED:

"That the Chairman's Report on Pending Items be received"

(Patrick Wong, Don Allen) Carried

ACTION: Awaiting comments from staff or others

3.1 Communications: Lincoln dwelling 32 Agincourt Drive

S-190204 Bob Saunders reported earlier that the **Lincoln family, owners of 32 Agincourt Drive**, have sold their property. The house was built in 1918 and thus is now a "century home". It is of solid brick construction and both the exterior and the interiors have remained well preserved as original materials. Although 20 feet at the back as been expropriated by Metrolinx, the property is still quite large and very desirable to developers wishing to build multi-family townhomes. This would seriously destroy the character of the historic village of Agincourt which is under review as a Heritage Conservation District.

"That the Lincoln family house at **32 Agincourt Drive** be recommended for immediate inclusion on the City of Toronto's Heritage Register and that Heritage Preservation staff be requested to prioritize this now threatened property."

In the absence of Matthew and Bob, the item was deferred for comment at the next meeting.

3.2 Updates from the Preservation Board on Scarborough Items

S-190205 In the absence of Matthew, the item was deferred to the next meeting.

4.1 Communications: Phil Goldsmith

S-190206 Communication from Phil Goldsmith was received dealing with an old farmhouse located at 3344 Ellesmere Road, west of Conlins Road. The Chairman indicated that it was not included on any lists of heritage buildings created by the former LACAC or the Historical Society.

The two storey L-shaped frame dwelling was part of the Coultice family's 50 acre farm and dates back to the early 20th century. However, it has been altered over the years and while an typical farm house, did not appear to have special features which would suggest a "listing".

Mr. Goldsmith indicated the property is currently for sale and a prospective buyer (Roman Catholic Church) may wish to build a facility on the site but not retain the old farmhouse.

The Chairman indicated that the property was not included on any heritage lists.

After a review of photographs of the building:

"BE IT RESOLVED, that the committee not express any further interest in the property at this time."

(Don Allen, Patrick Wong) Carried

4.2 Communications: City Report on 75 Thermos Road et al

S-190207 The Chairman circulated a "Report for Action" from the Director of Community Planning to Scarborough Community Council, being a Official Plan Amendment Application.

A reference to Heritage Impact and Conservation indicated that staff are reviewing the Heritage Impact Assessment submitted with the application. The central part of the site was the location of the former Lucas Rotax Aircraft Equipment Plant built c 1954.

The building has had significant alterations over the years and currently serves as Mandarin Restaurant.

One remaining free standing building may have some heritage value as the site for the critical components of the CF-105 Avro Arrow and its Orenda PS-13 Iroquois jet engine programs. The small building at 75 Thermos housed the original engine components and fueling test labs and the steam power plant for the whole facility.

This maybe an opportunity to preserve a piece of Scarborough's Golden Mile and Canadian Aerospace history. However, committee members who visited the site last year indicated that there was little left of any heritage value.

After some review of the committee's deliberations in the past on this site:

"BE IT RESOLVED that staff consider a recommendation to erect a commemorative historic plaque on the Lucas-Rotax site once it has been redeveloped."

(Patrick Wong, Don Allen) Carried

4.3 Communications: CHOnews

S-190208 The Chairman distributed the latest issue (Winter, 2019) of the quarterly journal of Community Heritage Ontario. SCPP is a group member of CHO, the provincial umbrella organization of Municipal Heritage Committees in Ontario.

This issue included articles on Designating a Farm, Adaptive Reuse of Heritage Railway Stations, and other preservation related items.

5.1 New Business: Harris-White Dwelling @ 33 Murray Avenue

S-190209 As noted in the Chairman's Report on pending items, the Harris/White recommendation to designate, has been completed but an objection was filed.

As a result the matter was sent to the Conservation Review Board and the response received back in July. The entire issue was recently dealt with, in camera, by the Preservation Board, and hopefully, designation can now proceed. Since then, the property has been sold.

The "Confidential Reports" have now been made public and include a report from the Conservation Review Board, Proposed Reasons for Designation, and a 34 page Heritage Property Research and Evaluation Report.

The committee examined the four items of concern as outlined by the Conservation Review Board Report to the City Solicitor. While the cedar hedge is an attractive part of the property, it is neither of historic value and no link to the heritage building on the property. It is also located on City property and therefore should not be included as part of the reasons for designation.'

Likewise, the U-shaped driveway has not historic value to the site.

"BE IT RESOLVED That the committee receive the reports relating to the Harris-White property and recommend that the items outlined by the CRB be accepted ,

and further ,

BE IT RESOLVED that the recommendation to designate the property for design, associative and contextual value be forwarded to the Preservation Board, Scarborough Community Council and City Council for approval."

(Don Allen, Patrick Wong) Carried

5.2 New Business: Stinson's Building @ 171 Midland and Kingston Road

S-190210 Sandy Grigg reported that the Stinson's property, designated under Bylaw 256-2008 is now up for sale. Listed under "Power of Sale". Hopefully a sympathetic buyer will continue to resolve outstanding issues surrounding the building and work with City staff to preserve the property.

Despite its original former use as Stinson's refreshment stand and later as a grocery store and residence, the property is zoning residential and may impact on any buyer's decision to place an offer.

6 Change of Meeting Dates

S-190211 Due to some conflicts which have arisen in the past, the committee agreed to change to panels regular meeting dates from the second Tuesday of the month to the first Tuesday.

BE IT RESOLVED that the SCPP continue to meet at the Scarborough Archives and Research Centre in the heritage W.J. Morrish building on the first Tuesday of the month, as required.

(Patrick Wong, Don Allen) Carried

7. Appointment of Panel members for the new term 2019-2023

S-190212 The Chairman reported that there has been no information yet on any interviews for citizens wishing to serve on the various community preservation panels.

8. Adjournment

S-190213 There being no further business before the committee,

**BE IT RESOLVED:
"That the meeting be adjourned"**

Next regularly scheduled meeting of the committee will be held on **Tuesday, May 7th, 2019** or as determined by the new committee members if/when they are appointed by Council.

Don Allen Carried